



19 KING STREET, KINGS LYNN PE30 1HB

GRADE II LISTED GEORGIAN OFFICE BUILDING IN A PROMINENT LOCATION.

- Located in Profession Quarter of King's Lynn
- Nearby Public Car Parks and Link to High Street
- Positive Pre-app For Residential Conversion
- Large Generous Offices

FOR SALE FREEHOLD £250,000

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BROWN & CO

LOCATION

King Street is one of the most historic streets in King's Lynn running from the Tuesday Market Place to the Customs House and is known for many notable buildings and former merchant's houses. The immediate area provides many cultural and leisure facilities including the Corn Exchange, Guildhall, Bank House Hotel and various restaurants and bars.

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

DESCRIPTION

19 King Street comprises a three-storey Grade II listed Georgian office building with additional basement accommodation. Constructed circa 1827, the property was originally built as a private residence.

The building is of traditional solid brick construction beneath a slate roof and features large single-glazed sash windows (with secondary glazing) overlooking both King Street and Aickmans Yard. The front elevation includes a parapet wall and a well-known cast-iron plaque reading "John Aickman's Foundry." Aickmans Yard is accessed via the archway beneath the building and provides parking for surrounding properties.

The ground floor offers four generous office rooms together with a spacious entrance hall, reception area and W/C facilities. The space benefits from excellent natural light through the large sash windows and a skylight positioned above the entrance hall. The W/Cs are located to the rear of the reception area, and access to the basement is provided beneath the main staircase. Part of the ground floor includes a more modern single-storey rear extension.

The first floor is accessed via the main entrance staircase which provides a further six offices together with a kitchen positioned over the archway beneath.

The basement provides additional storage space. The vendor currently leases four parking spaces from the Borough Council of King's Lynn & West Norfolk, details can be provided upon request.

In addition, the agent holds proposed residential conversion plans and a positive pre-application response outlining several potential options for returning the property to residential use.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqft	Sqm
Ground Floor	1,391	129.2
First Floor	1,295	120.3
Total NIA	2,686	249.5

SERVICES

The property has mains water, electric, gas and drainage connections. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

EPC

The EPC has been instructed , awaiting result.

VAT

It is understood that VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Selling Agent.

For further information or to arrange a viewing please contact:

AGENT

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